



Loudoun County, Virginia

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Office of the County Administrator

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At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, March 2, 2021 at 5:00 p.m.

IN RE: ZMAP-2020-0005, ZCPA-2020-0008, ZMOD-2020-0020, & ZMOD-2020-0026, Goose Creek Overlook (Ashburn and Blue Ridge)

Supervisor Turner moved that the Board of Supervisors approve ZMAP-2020-0005, ZCPA- 2020-0008, ZMOD-2020-0020, & ZMOD-2020-0026, Goose Creek Overlook, subject to the Proffer Statements dated February 22, 2021 and January 20, 2021 respectively, and the Conditions of Approval dated February 25, 2021, provided as Attachments 1, 2, and 3, to the March 2, 2021, Board of Supervisors Business Meeting Action Item, and based on the following Findings for Approval:

1. The proposed Zoning Map Amendment (ZMAP), which would permit development of up to 238 dwelling units on the property, is generally consistent with the residential uses and density policies of the Suburban Neighborhood Place Type, as described in the Loudoun County 2019 General Plan (2019 GP).
2. The proposed Zoning Concept Plan Amendment (ZCPA), which permits a transfer of open space from a the previously approved ZMAP-2003-0009, Goose Creek Village South to the subject property, is consistent with the Loudoun County Revised 1993 Zoning Ordinance (Zoning Ordinance).
3. Proffered roadway improvements to Sycolin Road are generally consistent with the planned ultimate condition and multimodal facilities anticipated by the Loudoun County 2019 Countywide Transportation Plan (2019 CTP).
4. The proposed Zoning Modification (ZMOD) to reduce parking space requirements for 2- and 3-bedroom multifamily units associated with the 75-unit Affordable Housing Unit (AHU) Building is consistent with the Zoning Ordinance criteria for ZMOD approval. The modification improves on existing regulations by providing for a reduction in overall impervious surface while continuing to meet anticipated demand for parking spaces.
5. The proposed ZMOD to eliminate the requirement for dwelling units to have frontage on a Class I, Class II, Class III road, or private access easement is consistent with the criteria for ZMOD approval. The modification improves on existing regulations by providing for an innovative design. Turner further moved that the Board of Supervisors authorize staff to work with the Virginia Outdoors Foundation on the new open-space easement and appropriate amendment(s) to the existing open-space easement located on the 18.3 acre-parcel (PIN 153-16-3488), as contemplated under the aforesaid Proffer Statement, and to bring said easement and amendment(s), once in a form approved by the County Attorney, forward to the Board of Supervisors for consideration and action.

Supervisor Turner further moved that the Board direct staff to prioritize the processing and review of all applications submitted to the Department of Building and Development that are essential to

development and occupancy of the affordable housing units of Land Bay F on the proposed Concept Development Plan.

Seconded by Supervisor Buffington.

Voting on the Motion: Supervisors Briskman, Buffington, Glass, Kershner, and Turner– Yes; Supervisors Letourneau, Randall, Saines, and Umstatt – No.

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DEPUTY CLERK TO THE LOUDOUN COUNTY
BOARD OF SUPERVISORS